Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/362 BELMORE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$805,750	Property type	Unit	Suburb	Balwyn
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

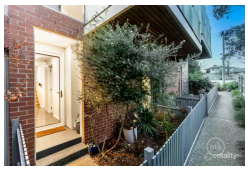
Address of comparable property	Price	Date of sale
2/362 BELMORE ROAD BALWYN VIC 3103	$800,000	06-Aug-25
1/10 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129	$950,000	29-Jul-25
34 MILNE ROAD MONT ALBERT NORTH VIC 3129	$825,000	12-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 October 2025

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2/362 BELMORE ROAD BALWYN VIC 3103

2 2 1

Sold Price **$800,000** Sold Date **06-Aug-25**

Distance **0km**



1/10 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129

2 2 2

Sold Price **$950,000** Sold Date **29-Jul-25**

Distance **1.14km**



34 MILNE ROAD MONT ALBERT NORTH VIC 3129

2 1 1

Sold Price **$825,000** Sold Date **12-May-25**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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